

IN THE UNITED STATES BANKRUPTCY COURT
FOR EASTERN DISTRICT OF PENNSYLVANIA

IN RE: TERRACE DANIELS : CHAPTER 13
Debtor : NO. 20-10357

**ESTIMATED DISTRIBUTION AT CLOSING ON SALE OF DEBTOR'S
PROPERTY AT 220 GRANT AVENUE, JERSEY CITY, NJ 07305**

SETTLEMENT DATE: July 21, 2023
BUYERS: Jonathan Rodriguez and James Rodriguez
BROKER: Tonya Keyes, Keyes Red Door Realty
SELLER'S REAL ESTATE ATTORNEY Novlet Lawrence, Esquire
TITLE AGENT Vital Abstract, LLC

PURCHASE PRICE:	\$650,000.00
BROKER'S COMMISSION:	\$ 19,500.00
OTHER CLOSING COSTS:	\$ 7,870.00
ESCROW FOR WATER/SEWER:	\$ 600.00
ESTIMATED MORTGAGE PAYOFF (LOAN DEPOT, LLC)	\$ 223,781.65
CHAPTER 13 PLAN PAYOFF:	\$ 44,382.00
TOTAL	\$ 296,133.55
BALANCE TO DEBTOR	\$ 353,866.45